

WARREN PLANNING BOARD
MINUTES OF AUGUST 31, 2011

Present: Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Mr. William Scanlan

Absent: Mr. William Ramsey and Mr. David Messier

Attendees: See Attached List

In Mr. Ramsey's absence, Mrs. Libby opened the meeting at 6:00 PM.

Motion to accept the Minutes of August 10, 2011 as written made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve payroll for Rebecca Acerra in the amount of \$152.58, \$138.71 and \$128.30 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

Motion to approve the invoice for Mr. Scanlan in the amount of \$1,300.00 made by Mr. Krawczyk; second: Mrs. Sepanek – unanimous.

6:15 PM – Dale Tabor. Mr. Tabor resides at 612 Southbridge Road, which is a Designated Scenic Road. Mr. Tabor came before the Board this evening to discuss a tree that is of concern to him. There is a Black Walnut tree that is approximately 36" in diameter and on town property that he feels is obstructing his view and a road hazard. Mr. Tabor has had some communication with the Tree Warden with little satisfaction. According to Mr. Tabor, the Highway Surveyor has been very responsive. Mr. Lacey, as Tree Warden feels that the tree is not a hazard and should stay. Mr. Tabor provided a Scenic Road Bylaw Application, along with documentation and pictures stating his position in this matter. Mr. Tabor is willing to replant another tree at his expense should this one be taken down. In addition to this issue, Mr. Tabor also stated that there are four (4) evergreen trees that were planted by the neighbor (602 Southbridge Road) that are on town property. Mr. Lacey did agree that the evergreens were planted on town property without the proper permission. All members present agreed that a letter will be sent to the Tree Warden, Highway Surveyor and Historical Commission requesting that they perform a site inspection and provide their recommendation to the Board prior to our next meeting on September 28, 2011. Mr. Tabor will be notified once a decision is made.

6:30 PM – Opened the Public Hearing to consider the adoption of a Solar Energy By-law. The purpose of the by-law is to allow and promote the development of solar energy facilities in Warren by providing standards for the placement, design and operation of such facilities.

Mr. Scanlan presented to the audience a power point presentation which provided a thorough explanation of the impact of the by-law. In full support of the by-law, Mr. Krawczyk still expressed concern over the quick track that this on and thought that this by-law should perhaps be pushed off until the STM that was promised to be held later this fall. Mr. Souza feels that this project (Little Rest Road) has the potential to bring a substantial amount of money to town.

This also allows the town to become part of the Green Communities Act and therefore is hesitant to pull it off of the warrant. Mr. Krawczyk reminded Mr. Souza that the Board of Selectmen voted not to become a "Green Community". Mr. Scanlan reminded all in attendance that reasonable conditions can be placed on solar projects under Site Plan Review.

Karen Cullen who resides in Warren and is employed as a Planner in the Town of Ware feels that a Solar Energy By-law make sense and would not like to see it delayed.

Mr. Nickerson stated that he understands Mr. Krawczyk's concern however also reminded him that the Planning Board holds countless informational meetings on various items and the public does not attend.

Discussion regarding a PILOT program (payment in lieu of taxes) took place. If the zoning is approved by the voters at the STM, the developer of the Little Rest Road proposal has offered a PILOT payment to the town. Ultimately, any negotiations for a PILOT payment will be the responsibility of the Board of Selectmen.

James Fountain feels that this is a good project and the zoning should be supported. He also stated that he feels that the town is always a day late in these matters.

Steve Berry who is a Warren resident and has worked in the renewable energy field for the last 25 years urged caution when it comes to the PILOT program. In his experience, he feels that the initial payment of \$25,000.00 is extremely low for the size of the project.

Mr. Ramsey, who was absent this evening, spoke with Mrs. Acerra earlier in the day. He is fully in favor of the by-law however expressed Mr. Krawczyk's concern over the speedy track this took and also felt that in order to better protect the town, any solar energy farms should be by Special Permit by the Planning Board.

Mike Burrell who formally lived in Uxbridge and has now purchased a home in Warren explained how beneficial a solar farm has been to the Town of Uxbridge.

With no further questions or discussion the follow motion was made: Motion to close the Public Hearing on the proposed Solar Energy By-law made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:10 PM.

Motion to present and support the Solar Energy By-law at the Special Town Meeting on Thursday, September 8, 2011 made by Mr. Krawczyk; second: Mrs. Sepanek –unanimous.

*Town counsel provided a few minor changes to the Board for consideration. Mr. Scanlan will e-mail a new draft to the office and will be forwarded to the Town Clerk's Office.

WPB Minutes
August 31, 2011
Page 3

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 7:50 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____